



**Board of Commissioners of Cook County
Zoning and Building Committee**

Wednesday, September 10, 2014

**10:00 AM Cook County Building, Board Room, Rm. 569
118 North Clark Street, Chicago, Illinois**

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

According to the Cook County Board's Rules of Organization and Procedure, Section 2-107 (dd), public testimony will be permitted at regular and special meetings of the Board and at committee meetings of the Board. Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

VARIATIONS

14-4453

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-18

Township: Lyons

County District: 17

Property Address: 6235 S. Edgewood Avenue, LaGrange, Illinois

Property Description: The Subject Property consists of .38 acres located north of Joliet Road, West of Brainard Avenue, south of Plainfield Road, east of Willow Springs Road in Section 17 of Lyons Township

Owner: Jeff Powell, 9825 W. 57th Street, Countryside, Illinois 60525

Agent/Attorney: Diane Jovic-Jovic Builders, 7920 Deerview Ct., Burr Ridge, Illinois

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to reduce the lot area from the minimum required 20,000 sq. ft. to an existing 16,640 sq. ft. to construct a new single family residence.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/16/14

Zoning Board Recommendation date: 7/16/14

County Board extension granted: N/A

14-4454

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-19

Township: Schaumburg

County District: 15

Property Address: 712 Crest Avenue, Schaumburg, Illinois

Property Description: The Subject Property consists of .5 acres located on the Northwest corner of Crest Avenue and Pleasant Drive in Section 32 of Schaumburg Township.

Owner: Jay Woo, 712 Crest Avenue, Schaumburg, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the District to: (1) reduce lot area from 40,000 sq. ft. to an existing 24,193 sq. ft. and (2) reduce lot width from minimum required 150 feet to an existing 121 feet in order to bring the existing lot into compliance.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/16/2014

Zoning Board Recommendation date: 7/16/2014

County Board extension granted: N/A

14-4455

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-20

Township: Lyons

County District: District 17

Property Address: 6320 Willow Springs Road, LaGrange, Illinois

Property Description: The Subject Property consists of .05 acres located on the west side of Willow Springs Road approximately, 208.08 feet south of 63rd Street in Section 20 of Lyons Township

Owner: Richard & Barbara Scapardine, 6320 S. Willow Springs Road, LaGrange, Illinois

Agent/Attorney: Richard & Barbara Scapardine

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to: (1) reduce left interior side yard setback from 15 feet to 8 feet 2 ¾ inches for a proposed detached garage and (2) reduce right interior side yard setback from 15 feet to 1.83 feet for an existing detached shed.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/16/2014

Zoning Board Recommendation date: 7/16/2014

County Board extension granted: N/A

14-4576

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-21

Township: Bremen

County District: 6

Property Address: 14101 Luna Avenue, Midlothian, Illinois.

Property Description: The Subject Property consists of .34 acres located on the southeast corner of Midlothian Turnpike and South Luna Avenue in Section 04 of Bremen Township.

Owner: Chris & Kristy Mottl, 14101 Luna Avenue, Midlothian, Illinois.

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to increase the height of fence in the corner side yard from maximum allowed 3 feet to 6 feet to replace an existing privacy fence.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 8/6/2014

Zoning Board Recommendation date: 8/6/2014

County Board extension granted: N/A

14-4577

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-23

Township: Wheeling

County District: 14

Property Address: 4750 Forest View Drive, Northbrook, Illinois.

Property Description: The Subject Property consists of 1.438 acres located north of Forest View Drive approximately 632.77 feet east of Portwine Road, in Section 01 of Wheeling Township.

Owner: William Sakowicz, 4750 Forest View Drive, Northbrook, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to increase the height of the fence in the front yard from the maximum allowed 3 feet to 6 feet.

Recommendation: ZBA Recommendation that the application be denied.

Conditions: None

Objectors: Mr. & Mrs. Philip Pryby, Neighbor; Kenneth Footlik, Neighbor; Maria Loth, Neighbor

History:

Zoning Board Hearing: 8/6/2014

Zoning Board Recommendation date: 8/6/2014

County Board extension granted: N/A

14-4578

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-24

Township: Northfield

County District: 14

Property Address: 3465 Garden Street, Northbrook, Illinois.

Property Description: The Subject Property consists of 0.24 acres located at the northeast corner of Garden Street and Central Avenue, in Section 17 of Northfield Township.

Owner: Kimberly and Greg Alexopoulos, 3465 Garden Street, Northbrook, Illinois.

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to increase the height of the fence in the front and corner side yard from the maximum allowed 3 feet to 6 feet.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 8/6/2014

Zoning Board Recommendation date: 8/6/2014

County Board extension granted: N/A

14-4579

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-25

Township: Leyden

County District: 16

Property Address: 908 Joyce Avenue, Melrose Park, Illinois.

Property Description: The Subject Property consists of 0.18 acres located on the west side of Joyce Avenue approximately 122 feet north of Diversey Avenue in Section 29 of Leyden Township.

Owner: Peter Bernardi, 908 Joyce Avenue, Melrose Park, Illinois.

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to: 1) reduce the left interior side yard setback from minimum required 10 feet to 2.92 feet, 2) reduce the right interior side yard setback from the minimum required 10 feet to 3 feet and 3) reduce rear yard setback from minimum required 5 feet to 1.75 feet for a proposed garage and existing shed.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 8/6/2014

Zoning Board Recommendation date: 8/6/2014

County Board extension granted: N/A

14-4583

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: V 14-26

Township: Schaumburg

County District: 15

Property Address: 1413 Grant Street, Schaumburg, Illinois.

Property Description: The Subject Property consists of 0.5 acres located on the east side of Grant Street approximately 150 feet north of Morse Avenue in Section 34 of Schaumburg Township.

Owner: Hasan Elmaz, 1413 Grant Street, Schaumburg, Illinois.

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to increase the height of piers located in the front yard front maximum allowed 3 feet to an existing 4.5 feet.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: A Letter of objection was sent by a neighbor to the ZBA on 7/28/2014.

History:

Zoning Board Hearing: 8/6/2014

Zoning Board Recommendation date: 8/6/2014

County Board extension granted: N/A

14-4598

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-27

Township: Lyons

County District: 17

Property Address: 1933 W. 56th Street, LaGrange Highlands, Illinois.

Property Description: The Subject Property consists of 0.50 acres located on the south side of 56th Street approximately 406.07 feet west of Linden Avenue in Section 17 of Lyons Township.

Owner: Kevin and Joan Schaffer, 1933 W. 56th Street, LaGrange Highlands, Illinois.

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to reduce the right interior side yard setback from the minimum required 15 feet to 5 feet to construct a detached garage.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 8/6/2014

Zoning Board Recommendation date: 8/6/2014

County Board extension granted: N/A

14-4599

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-28

Township: Northfield

County District: 14

Property Address: 1765 Central Avenue, Northbrook, Illinois.

Property Description: The Subject Property consists of 0.23 acres located on the east side of Central Avenue approximately 80 feet south of Meadow Street in Section 17 of Northfield Township.

Owner: 1765 Central LLC., 1204 W. Northwest Highway, Palatine, Illinois

Agent/Attorney: Ania Keller, 1204 W. Northwest Highway, Palatine, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to reduce the rear yard setback from the minimum required 40 feet to 28.89 feet to construct a single family residence with attached garage.

Recommendation: ZBA Recommendation that the application be denied.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 8/6/2014

Zoning Board Recommendation date: 8/6/2014

County Board extension granted: N/A


Matthew B. DeLeon, Secretary

Chairman: Silvestri

Vice-Chairman: Murphy

Members: Committee of the Whole

* The next regularly scheduled meeting is presently set for 10/8/2014.